



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **MP-6**
35.042
M0221015

April 8, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

SAWPIT WASH - PARCEL 254.EX.22
SALE OF SURPLUS PROPERTY - CITY OF MONROVIA
SUPERVISORIAL DISTRICT 5
3 VOTES

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Sawpit Wash, Parcel 254.EX.22 (1,508 square feet), located adjacent to the single-family residence at 312 North Mountain Avenue, in the City of Monrovia, to no longer be required for the purposes of the Los Angeles County Flood Control District (District).
3. Authorize the sale of Parcel 254.EX.22 to the adjacent property owners, David and Dorothy Wenger, for \$4,500.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell a parcel of surplus property along Sawpit Wash to the adjacent property owners, David and Dorothy Wenger, who own a single-family residence at 312 North Mountain Avenue in the City of Monrovia. Parcel 254.EX.22 is located on the west side of Sawpit Wash, between Greystone Avenue and Norumbega Drive, in the City of Monrovia.

The District acquired the fee title to Parcel 254.EX.22 as part of the land needed for Sawpit Wash. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$4,500 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Monrovia's Planning and Zoning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

Parcel 254.EX.22 is no longer needed for the purposes of the District. The sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
April 8, 2004
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ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

CPM:fr
6/BrdLtr LA River

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

David and Dorothy Wenger
312 North Mountain Avenue
Monrovia, CA 91016

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
8523-016-904 (Portion)

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to David A. Wenger and Dorothy A. Wenger, husband and wife, as joint tenants, all its right, title, and interest in and to the real property in the City of Monrovia, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

SAWPIT WASH
254EX.22
3-PL98-1
S.D. 5
M0221015

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED as to form
LLOYD W. PELLMAN, County Counsel

By _____
Deputy

APPROVED as to title and execution,

_____, 20_____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

SAWPIT WASH 254EX.22

35-PL 98-1

A.P.N. 8523-016-904(por.)

T.G. 567(J3)

I.M. 159-277

Fifth District

M0221015

LEGAL DESCRIPTION

PARCEL NO. 254EX.22 (Quitclaim of a portion of fee):

That portion of that part of Lot 2, Section 24, Township 1 North, Range 11 West of the Subdivision of the Rancho Azusa de Duarte, as shown on map recorded in Book 6, pages 80, 81 and 82, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, described as PARCEL 254 in a Final Order of Condemnation, had in Superior Court Case No. 643278, a certified copy of which is recorded in Book 51224, page 285, of Official Records, in the office of said recorder, within the following described boundaries:

Beginning at the most northerly corner of that certain parcel of land described in deed to David A. Wenger, et ux., recorded on May 3, 2001, as Document No. 01-0762204, of said Official Records; thence North 48E 48' 50" East along the northeasterly prolongation of the northwesterly line of said last mentioned certain parcel of land, a distance of 7.36 feet to a point in a curve concave to the northeast and having a radius of 1728.50 feet, a radial of said curve to said point bears South 61E 58' 12" West; thence southeasterly along said curve, through a central angle of 0E 52' 59", an arc length of 26.64 feet; thence South 29E 07' 14" East 12.71 feet; thence South 29E 30' 51" East 12.69 feet; thence South 29E 52' 11" East 12.67 feet; thence South 30E 11' 05" East 12.65 feet; thence South 30E 27' 42" East 12.63 feet; thence South 30E 41' 52" East 12.61 feet; thence South 30E 53' 42" East 12.59 feet; thence South 31E 03' 11" East 12.57 feet; thence South 31E 10' 17" East 12.55 feet; thence South 31E 15' 00" East 12.53 feet; thence South 31E 17' 36" East 12.19 feet to its intersection with the northeasterly prolongation of the southeasterly line of said last mentioned certain parcel of land; thence South 59E 37' 15" West along said last mentioned northeasterly prolongation, a distance of 10.49 feet to the most easterly corner of said last mentioned certain parcel of land; thence North 31E 17' 43" West along the northeasterly line of said last mentioned certain parcel of land 57.33 feet; thence North 27E 47' 57" West 106.40 feet to the point of beginning.

Containing: 1,508" square feet

EXHIBIT A